

Purpose of Zoning

- The purpose is to promote the health, safety and general welfare of the community;
- To conserve natural resources;
- To provide adequate light and air;
- To facilitate the provisions for public works requirements such as water, sewer, and environmental needs;
- To ensure orderly development according to the Growth Policy adopted for all parts of the County
- To regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of a lot that may be covered by impervious surfaces, the size of yards and other open spaces, the location and use of buildings, structures and land for trade, industry, residences, and/or uses; and
- The protection of the aesthetic resources of the County.

What is a zoning text amendment?

Zoning text amendments vary widely and may affect many different things. They are different from map amendments in that they apply to the entire zoning regulations.

EASY ACCESS

Pre-application meeting request forms AND Zoning Text Amendment applications can be found in our office as well as on our website:

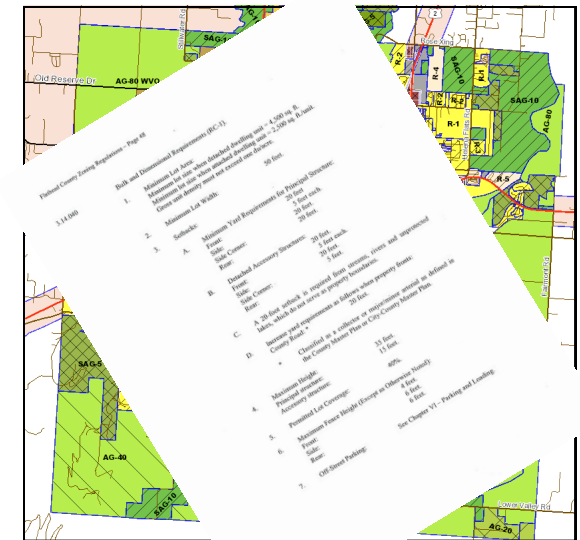
http://flathead.mt.gov/planning_zoning

Mission Statement:

"The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members."

Flathead County
Planning & Zoning

Zoning Text Amendment



For more information, contact:



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Information Regarding a Text Amendment

Application Requirements

- Application Form (Must be signed by ALL parties to the request)
- Appropriate Fee. (Varies with acreage)
- Vicinity Map
- Title report (For all properties)
- Certified Adjoining Property List (valid for 6 months)

What is the Process for a Zoning Text Amendment?

There are several steps involved in pursuing a zoning map amendment:

- Application submittal;
- Staff review of the proposal;
- Notice of the public hearing is published in the Daily Interlake at least 15 days prior to the scheduled hearing date.
- Public hearing before a local land use advisory council (as applicable);
- Public hearing before the Planning Board, who make a recommendation by resolution to the Board of Commissioners; and
- Public Hearing before the Board of Commissioners.

Things to Consider

- Am I the only one applying for this text amendment? Or are there other properties that might benefit from this change?
- Does it meet the 12 State criteria for a zoning text amendment? (76-2-203, M.C.A.)

General Timeline

	⇒ Application submitted
2 months after Application submittal	⇒ Planning Board (PB) hearing
2 weeks after PB	⇒ Authorization to publish notice of public hearing at County Commission
45 days after posting notice	⇒ County Commission approval/denial of Resolution of Intent
30 day protest period starts	
Within 30 days after end of protest period	⇒ County Commission approval/denial of Final Resolution

What changes can be made to the zoning text?

Text amendments could change any of the following:

- Procedure
- Allowed Uses
- Bulk and Dimensional Requirements
 - ◆ Setbacks
 - ◆ Height
 - ◆ Lot Size
 - ◆ Lot Width
- Definitions
- Performance Standards

Frequently Asked Questions

Do I need assistance?

Representation from a firm familiar with the process is not required, however it can make the process smoother.

Will neighborhood objection stop a text amendment?

Zoning text amendments are objectively evaluated. The nature of the request and the nature of the area will affect the outcome. This is part of the reason that a pre-application conference is recommended.

Will I have to speak at a public meeting?

You are not required to, however, the applicant is always given the opportunity. If the text amendment involves multiple owners, a single person comfortable in public speaking may choose to represent the group. Alternately, a firm can represent your interests.

Just a reminder...

- Schedule a pre-application meeting to get the facts before submitting an application!
- Pay attention to application deadlines and corresponding public meeting dates and timelines
- The more complete the application, the easier it is for the Planning Office to review. Answer **ALL** questions and submit **ALL** documents required to expedite the process!
- Once submitted, the application fee is **NON-REFUNDABLE!**
- There are **NO** guarantees of approval.